PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-14047** APN: 137-14-501-003

Name of Property Owner: Howard Hughes Corporation

Name of Applicant: Pulte Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: KEVIN T. OARROCK

Subscribed and sworn before me

This 2nd day of June, 20 06

[signature]

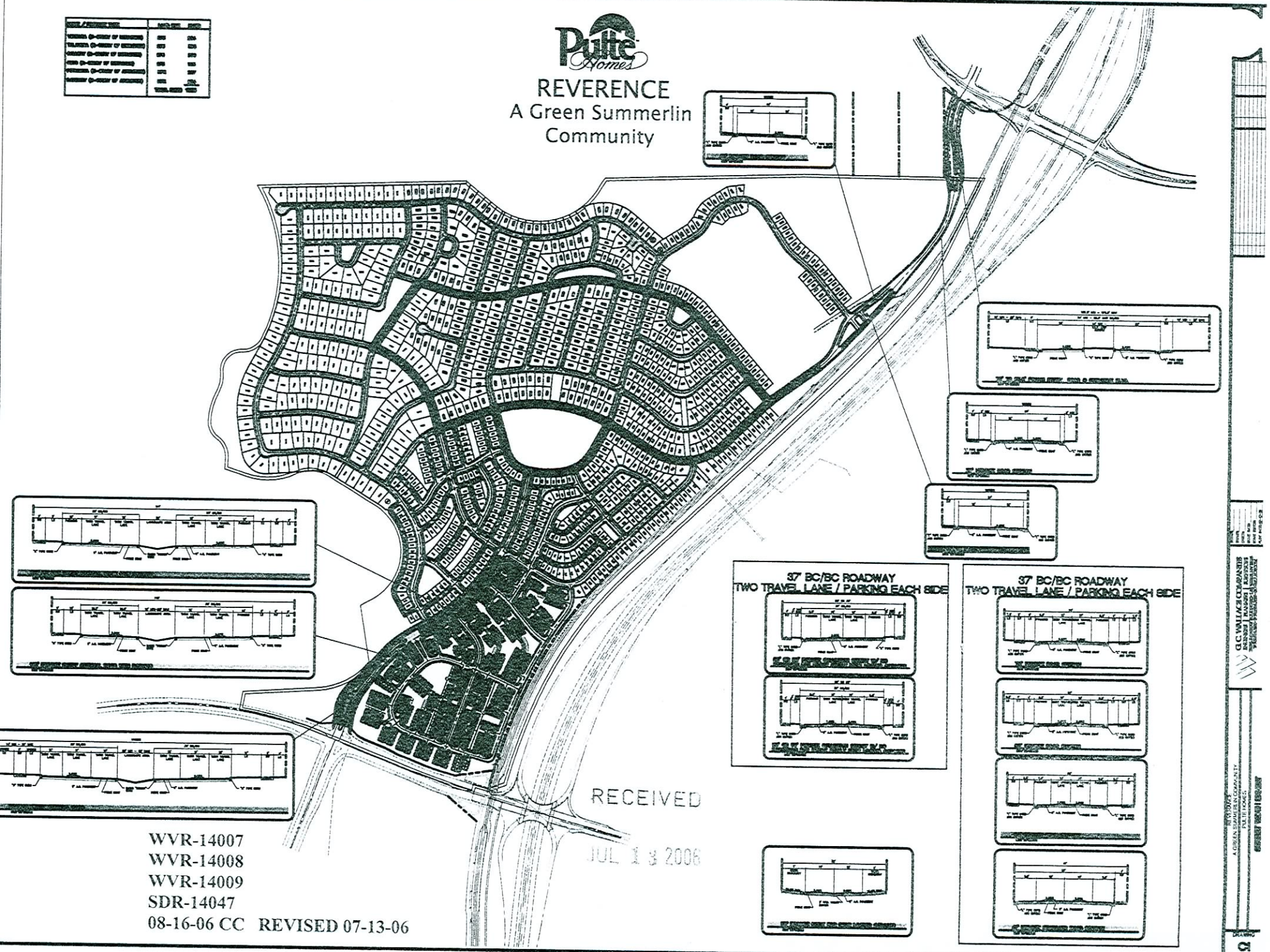
Notary Public in and for said County and State

JODI BENNETT
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 02-75063-1 - Expires December 26, 2009

Pulte Homes

REVERENCE

A Green Summerlin Community



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WVR-14007
WVR-14008
WVR-14009
SDR-14047
08-16-06 CC REVISED 07-13-06

SUMMERLIN
REVERENCE
A GREEN COMMUNITY AT SUMMERLIN
APN'S 137-13-101-003 & 137-14-501-003

PRODUCT INFORMATION

CLUB (2-STORY SF DETACHED)

EXISTING ZONING:	= P-C
REQUESTED ZONING:	= SF3
TOTAL GROSS ACREAGE	= 57.44 AC
NUMBER OF LOTS	= 196
TYP. LOT SIZE	= 70' X 115'
LOTS PER ACRE (DU/GR.AC.)	= 3.41
SEWAGE CONTRIBUTION: AVERAGE: 196 ERU'S X 250 GPD/ERU = 49,000 GPD; PEAK FLOW: 49,000 GPD X 3.4 (PF) = 166,600 GPD	
MINIMUM CORNER BACK OF CURB RADIUS	= 20'

SETBACK REQUIREMENTS:

FRONT ENTRY GARAGE	= 20' FROM BACK OF SIDEWALK
FRONT OF HOUSE, OR SIDE LOADED GARAGE	= 14' FROM BACK OF SIDEWALK
SIDE YARD	= 5'
CORNER LOT SIDE YARD	= 15' FROM BACK OF CURB OR 5' FROM HOA/COMMON LOT WITH 9' MINIMUM WIDTH FROM BACK OF CURB.
REAR YARD SETBACKS:	= 15'

GALLERY (2-STORY SF DETACHED)

EXISTING ZONING:	= P-C
REQUESTED ZONING:	= SF3
TOTAL GROSS ACREAGE	= 51.82 AC
NUMBER OF LOTS	= 260
TYP. LOT SIZE	= 55' X 100.5'
LOTS PER ACRE (DU/GR.AC.)	= 5.02
SEWAGE CONTRIBUTION: AVERAGE: 260 ERU'S X 250 GPD/ERU = 90,000 GPD; PEAK FLOW: 90,000 GPD X 3.4 (PF) = 306,000 GPD	
MINIMUM CORNER BACK OF CURB RADIUS	= 20'

SETBACK REQUIREMENTS:

FRONT ENTRY GARAGE	= 20' FROM BACK OF SIDEWALK
FRONT OF HOUSE, OR SIDE LOADED GARAGE	= 14' FROM BACK OF SIDEWALK
SIDE YARD	= 5'
CORNER LOT SIDE YARD	= 15' FROM BACK OF CURB OR 5' FROM HOA/COMMON LOT WITH 9' MINIMUM WIDTH FROM BACK OF CURB.
REAR YARD SETBACKS:	= 15'

TALAVERA (2-STORY SF DETACHED)

EXISTING ZONING:	= P-C
REQUESTED ZONING:	= SF3
TOTAL GROSS ACREAGE	= 50.25 AC
NUMBER OF LOTS	= 350
TYP. LOT SIZE	= 45' X 80'
LOTS PER ACRE (DU/GR.AC.)	= 6.97
SEWAGE CONTRIBUTION: AVERAGE: 350 ERU'S X 250 GPD/ERU = 87,500 GPD; PEAK FLOW: 87,500 GPD X 3.4 (PF) = 297,500 GPD	
MINIMUM CORNER BACK OF CURB RADIUS	= 20'

SETBACK REQUIREMENTS:

FRONT ENTRY GARAGE	= 20' FROM BACK OF SIDEWALK
FRONT OF HOUSE, OR SIDE LOADED GARAGE	= 14' FROM BACK OF SIDEWALK
SIDE YARD	= 5'
CORNER LOT SIDE YARD	= 15' FROM BACK OF CURB OR 5' FROM HOA/COMMON LOT WITH 9' MINIMUM WIDTH FROM BACK OF CURB.
REAR YARD SETBACKS:	= 15'

VENTANA (3-STORY SF DETACHED)

EXISTING ZONING:	= P-C
REQUESTED ZONING:	= SF3
TOTAL GROSS ACREAGE	= 33.93 AC
NUMBER OF LOTS	= 257
TYP. LOT SIZE	= 38' X 64'
LOTS PER ACRE (DU/GR.AC.)	= 7.57
SEWAGE CONTRIBUTION: AVERAGE: 257 ERU'S X 250 GPD/ERU = 64,250 GPD; PEAK FLOW: 64,250 GPD X 3.4 (PF) = 218,450 GPD	
MINIMUM CORNER BACK OF CURB RADIUS (EXCEPT DRIVE AISLE'S)	= 20'
MINIMUM CORNER BACK OF CURB RADIUS (DRIVE AISLE'S)	= 15'

SETBACK REQUIREMENTS:

FRONT (MAIN BUILDING)	= 14' FROM BACK OF CURB
FRONT (PORCH)	= 1.5' FROM BACK OF CURB
SIDE YARD	= 5'
CORNER LOT SIDE YARD	= 15' FROM BACK OF CURB OR 5' FROM HOA/COMMON LOT WITH 9' MINIMUM WIDTH FROM BACK OF CURB.
REAR YARD SETBACKS: (FACE OF REAR LOADED GARAGE)	= 16'

PETALUMA (3-STORY SF ATTACHED)

EXISTING ZONING:	= P-C
REQUESTED ZONING:	= MF2
TOTAL GROSS ACREAGE	= 13.11 AC
NUMBER OF LOTS	= 219
LOTS PER ACRE (DU/GR.AC.)	= 16.70
SEWAGE CONTRIBUTION: AVERAGE: 219 ERU'S X 250 GPD/ERU = 54,750 GPD; PEAK FLOW: 54,750 GPD X 3.4 (PF) = 186,150 GPD	
MINIMUM CORNER BACK OF CURB RADIUS (EXCEPT PRIVATE DRIVE AISLE'S)	= 20'
MINIMUM CORNER BACK OF CURB RADIUS (PRIVATE DRIVE AISLE'S)	= 15'

SETBACK REQUIREMENTS:

REAR ENTRY GARAGE	= 16' FROM CENTER OF PRIVATE DRIVE AISLE = 6' FROM PRIVATE DRIVE AISLE
FRONT OF HOUSE 2ND AND 3RD STORY	= 14' FROM CENTER OF PRIVATE DRIVE AISLE
SIDE YARD (ATTACHED PRODUCT)	= 0'
CORNER LOT SIDE YARD	= 5' FROM BACK OF CURB
FRONT SETBACKS:	= 0'

DANBURY (3-STORY SF ATTACHED)

EXISTING ZONING:	= P-C
REQUESTED ZONING:	= MF2
TOTAL GROSS ACREAGE	= 18.00 AC
NUMBER OF LOTS	= 254
LOTS PER ACRE (DU/GR.AC.)	= 14.11
SEWAGE CONTRIBUTION: AVERAGE: 254 ERU'S X 250 GPD/ERU = 63,500 GPD; PEAK FLOW: 63,500 GPD X 3.4 (PF) = 215,900 GPD	
MINIMUM CORNER BACK OF CURB RADIUS (EXCEPT PRIVATE DRIVE AISLE'S)	= 20'
MINIMUM CORNER BACK OF CURB RADIUS (PRIVATE DRIVE AISLE'S)	= 15'

SETBACK REQUIREMENTS:

REAR ENTRY GARAGE	= 16' FROM CENTER OF PRIVATE DRIVE AISLE = 6' FROM PRIVATE DRIVE AISLE
FRONT OF HOUSE 2ND AND 3RD STORY	= 14' FROM CENTER OF PRIVATE DRIVE AISLE
SIDE YARD (ATTACHED PRODUCT)	= 0'
CORNER LOT SIDE YARD	= 5' FROM BACK OF CURB
FRONT SETBACKS:	= 0'

ENGINEER AND SURVEYOR
G.C. WALLACE INC.
6655 S. CIMARRON RD.
LAS VEGAS, NEVADA 89113
PHONE (702) 804-2000

UTILITY SERVICE BY
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES of SOUTHERN NEVADA
NEVADA POWER COMPANY
SPRINT TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

RECORD OWNER
THE HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD. #200
LAS VEGAS, NEVADA 89135

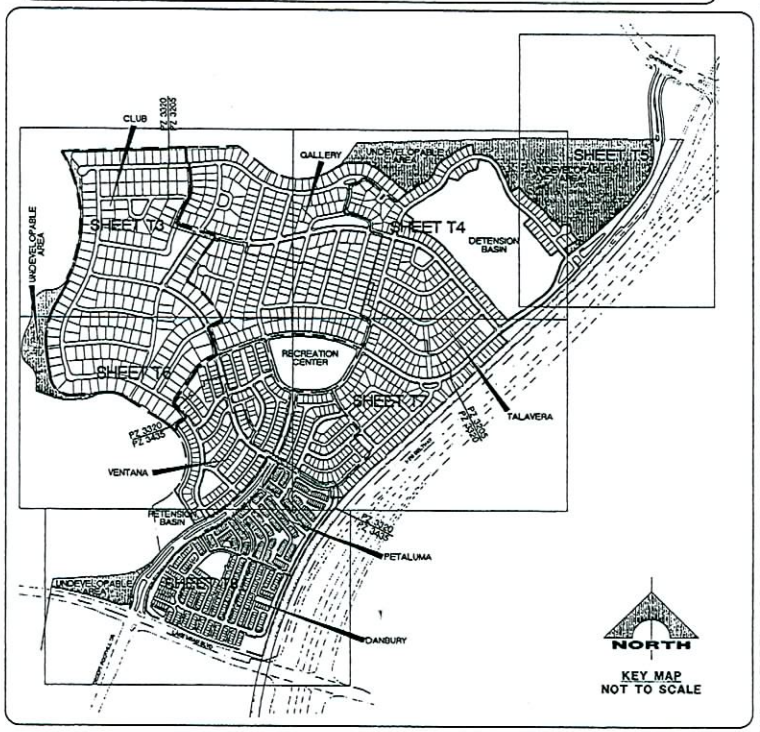
SUBDIVIDER/DEVELOPER
PULTE HOMES, INC.
8345 W SUNSET RD
LAS VEGAS, NEVADA 89113
PHONE (702) 256-7900

LEGEND

6	LOT NUMBER
S	SEWER LINE
EX. S	EXISTING SEWER LINE
W	WATER LINE
EX. W	EXISTING WATER LINE
	BOUNDARY OF TENTATIVE MAP
3270	EXIST. CONTOURS
	STANDARD FIRE HYDRANT
0.60±	STREET AND SEWER GRADE AND DIRECTION
	STREET R.O.W. W/ LANDSCAPE

VILLAGE 26 - AREA TABULATION

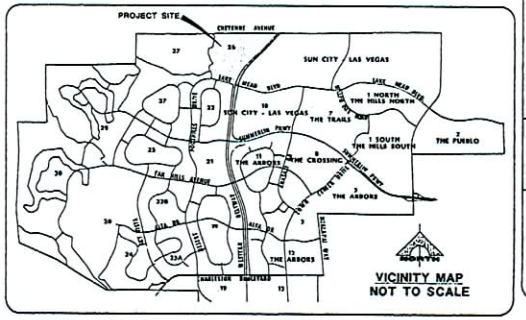
	ACRES
CLUB	57.44
GALLERY	51.82
TALAVERA	50.25
VENTANA	33.93
PETALUMA	13.11
DANBURY	18.00
RECREATIONAL CENTER	5.80
ENTRY ROAD	4.80
LAKE MEAD BLVD.	3.10
AREA IN BELTWAY R.O.W.	14.60
CHEYENNE ACCESS ROAD	2.40
DETENTION BASIN	15.97
RETENTION BASIN	2.50
UNDEVELOPABLE AREA	40.64
Total	314.36



KEY MAP
NOT TO SCALE

REQUESTED DEVIATIONS
1. INTERSECTION OFF-SET PRIVATE DRIVE AISLE TO STREET
2. RADII OF PRIVATE DRIVE CURVES REDUCED FROM 20' MIN. TO 30' MIN.
3. FLUSH MOUNTED RIBBON CURB ON MEDIANS
4. 11' TRAVEL LANE ON THE 132' ARTERIAL STREET VS. THE 14' TRAVEL LANE IN THE 85' ARTERIAL ROAD. (NOT A SHARED BIKE LANE.)
5. ALLOW STRAIGHT EB 16.25 CROSS-DRAINED STREET SECTIONS WHERE NECESSARY TO ALLOW THE DEVELOPMENT TO "PICK UP" GRADE WITHIN THIS PROJECT SITE.

REQUESTED WAIVERS
1. PRIVATE DRIVE AISLE LENGTHS.
2. PRIVATE DRIVE AISLE CUL-DE-SACS 150' TO 200'
3. PRIVATE DRIVE AISLE WIDTH OF 26' INSTEAD OF 32'.
4. RAISE GRADING THE ENTIRE SITE WITH A CONTOUR GRADING PLAN
5. PERIMETER WALL HEIGHT 15' MAX RETAINING WALL WITH 6' MAX SCREEN WALL. (21' MAX TOTAL WALL HEIGHT.)
6. ALLOW 40' AND 25' ONE WAY PRIVATE STREET SECTIONS.
7. FRONT SETBACK FROM 8' TO 1.5' ON VENTANA PRODUCT(ONE MODEL ONLY AT PORCH)
8. ALLOW "CURB EXTENSIONS" OR "BULB OUTS" AT INTERSECTIONS AND PERIODICALLY ALONG ALL ROADWAYS. THIS SECTION IS TO MORE CLEARLY DELINEATE PARKING AND TO BETTER CONTROL PARKING AT INTERSECTIONS.
9. 37' PRIVATE STREET SECTION TO ALLOW PARKING ON ONE SIDE INSTEAD OF TWO.



DEVELOPER
PULTE HOMES OF NEVADA
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OFFICE PHONE NO. (702) 914-4800
OFFICE FAX NO. (702) 914-4997

OWNER
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10000 W. CHARLESTON BLVD. #200
LAS VEGAS, NEVADA 89135

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
OFFICE: (702) 804-2000, FAX: (702) 804-2299
SUMMERLIN OFFICE 10000 CHARLESTON BLVD., STE. 130
OFFICE: (702) 804-2160, FAX: (702) 804-2295

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SUMMERLIN DESIGN REVIEW COMMITTEE DATE

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ENGINEERS | PLANNERS | SURVEYORS
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DESIGN SM
DRAWN MC
CHECK DB
ISSUE DATE
REV. DATE
PLOT DATE 06-02-06
PLOT TIME 11:39:18
REV DATE

REVERENCE (VILLAGE 26)
A GREEN COMMUNITY AT SUMMERLIN
PULTE HOMES
SITE PLAN

DRAWING
T1
1 OF 12 SHTS

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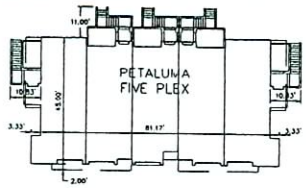

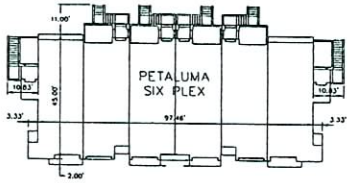

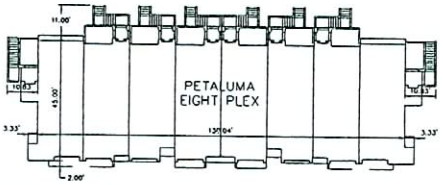

2 T2 PETALUMA TYPICAL LAYOUT
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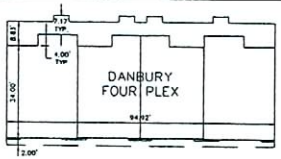

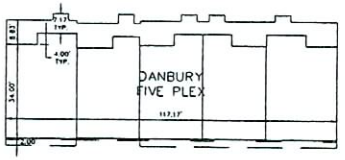

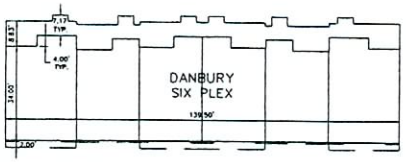

1 T2 DANBURY TYPICAL LAYOUT
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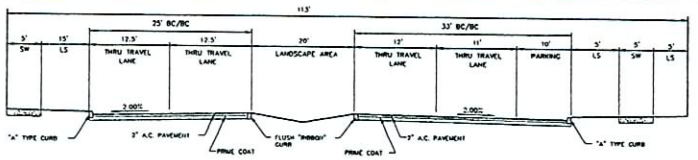
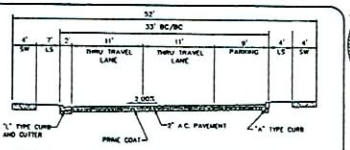
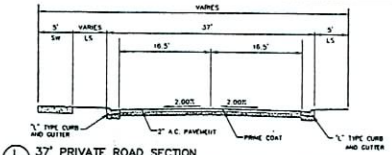


N T2 113' PRIVATE ENTRY ARTERIAL ROAD WITH PARKING
NOT TO SCALE



M T2 52' PRIVATE COLLECTOR STREET W/ NO DRIVEWAYS FOR SINGLE FAMILY REAR LOADED GARAGES
NOT TO SCALE



L T2 37' PRIVATE ROAD SECTION
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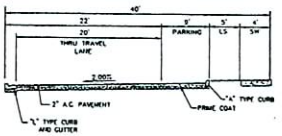
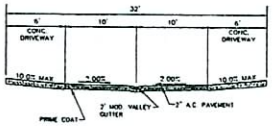
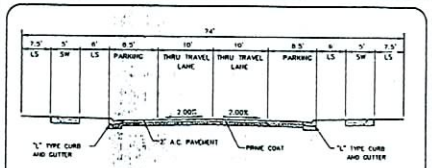


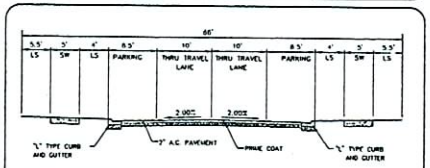
K T2 40' PRIVATE ONE WAY ROAD W/ DETACHED SIDEWALK
NOT TO SCALE



E T2 32' PRIVATE DRIVE FOR REAR LOADED GARAGES
NOT TO SCALE



J T2 74' PRIVATE ARTERIAL ROAD WITH PARKING
NOT TO SCALE



I T2 66' PRIVATE LOOP ROAD
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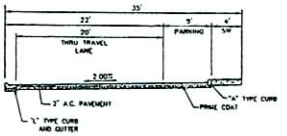

D T2 35' PRIVATE ONE WAY ROAD W/ ATTACHED SIDEWALK
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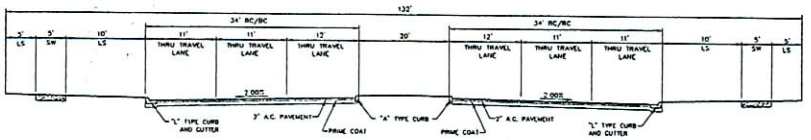
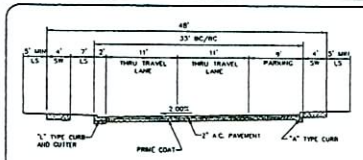


H T2 132' PRIVATE ENTRY ARTERIAL ROAD WITHOUT PARKING
NOT TO SCALE



C T2 48' PRIVATE COLLECTOR STREET W/ NO DRIVEWAYS FOR SINGLE FAMILY REAR LOADED GARAGES
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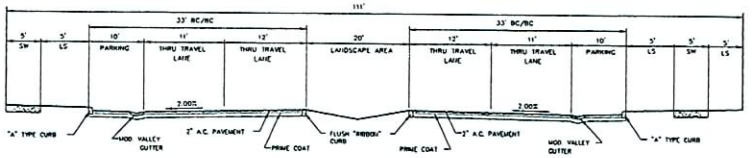

G T2 111' PRIVATE ENTRY ARTERIAL ROAD WITH PARKING
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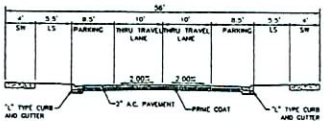

B T2 56' PRIVATE ROAD SECTION
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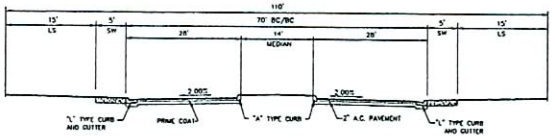
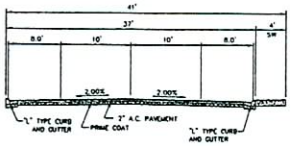


F T2 110' PUBLIC ENTRY ROAD @ CHEYENNE BLVD.
NOT TO SCALE



A T2 41' PRIVATE STANDARD ROAD SECTION
NOT TO SCALE

REVERENCE (VILLAGE 26)
A GREEN COMMUNITY AT SUMMERLIN
PULTE HOMES

SITE PLAN

G.C. WALLACE COMPANIES
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T: 702.804.2000 · F: 702.804.2799 · GCWALLACE.COM

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2 OF 12 SHTS

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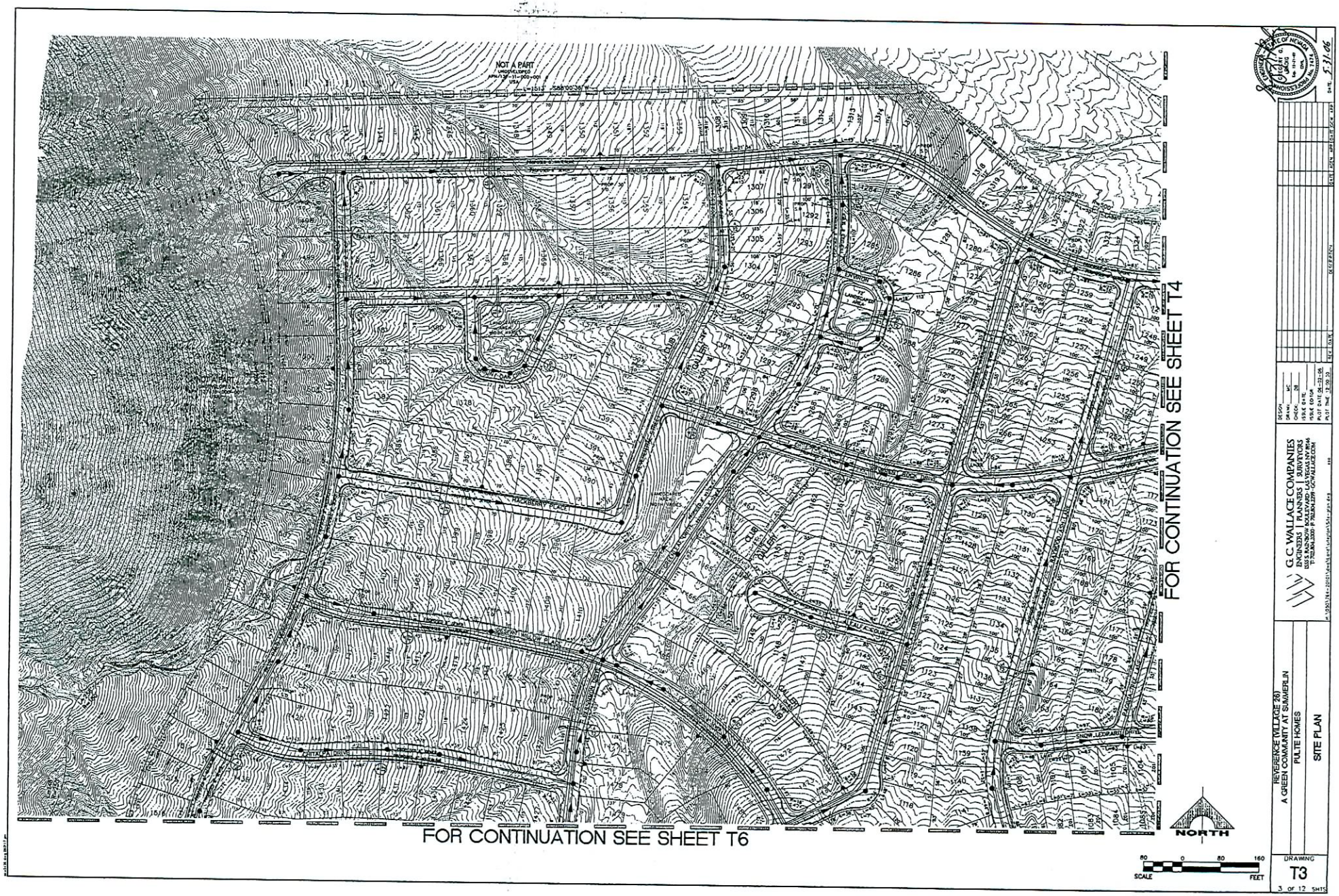

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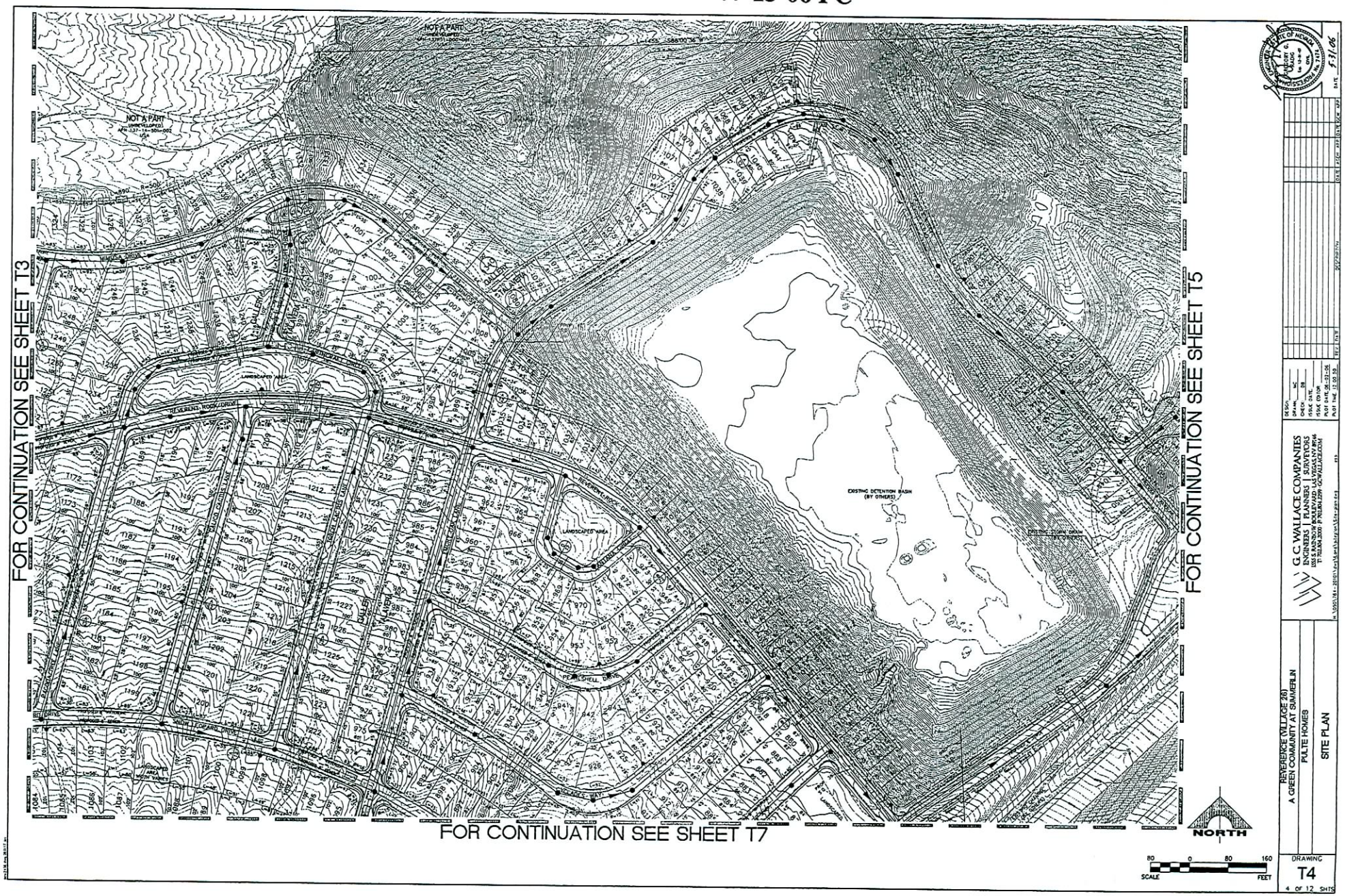

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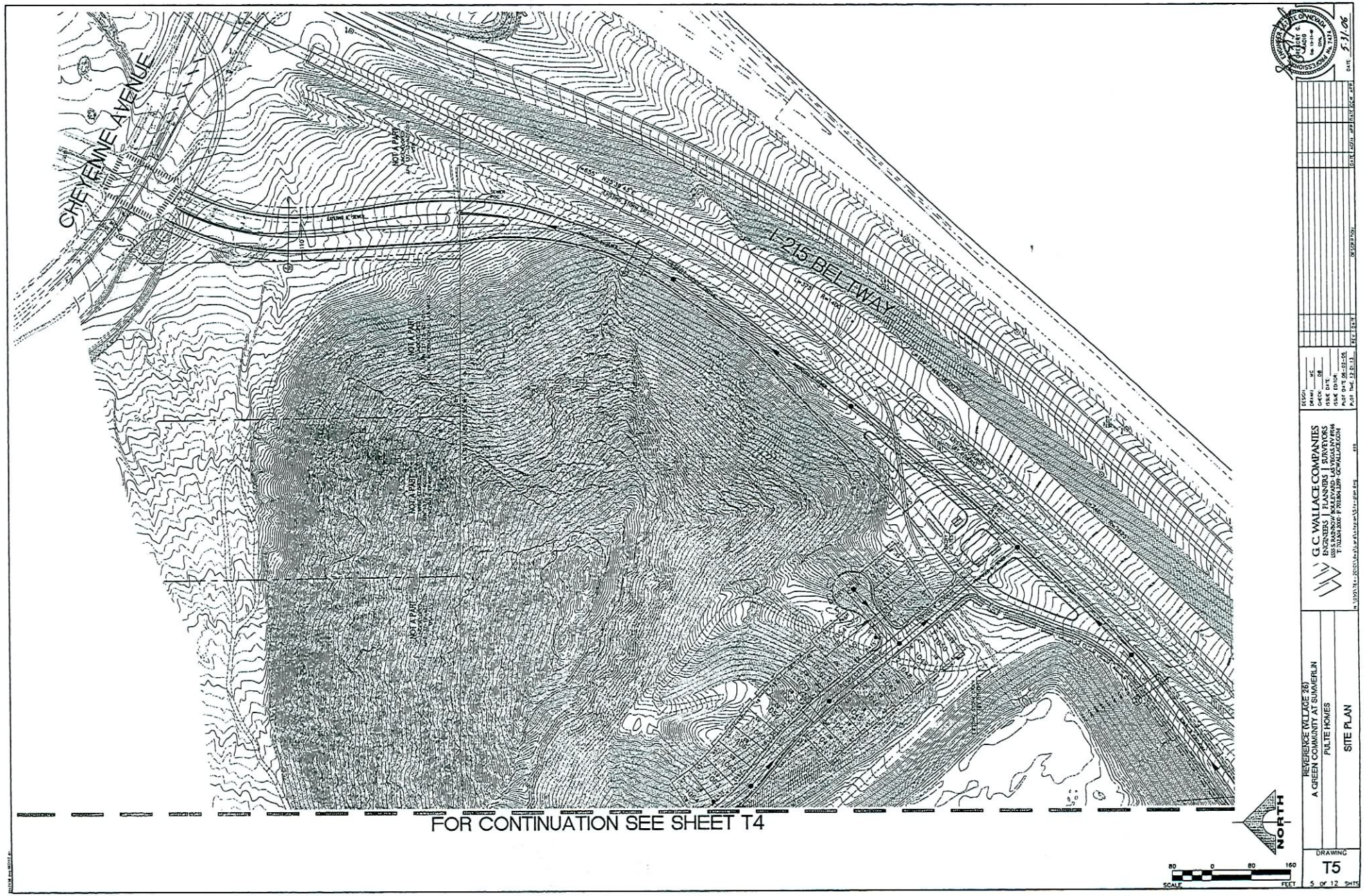

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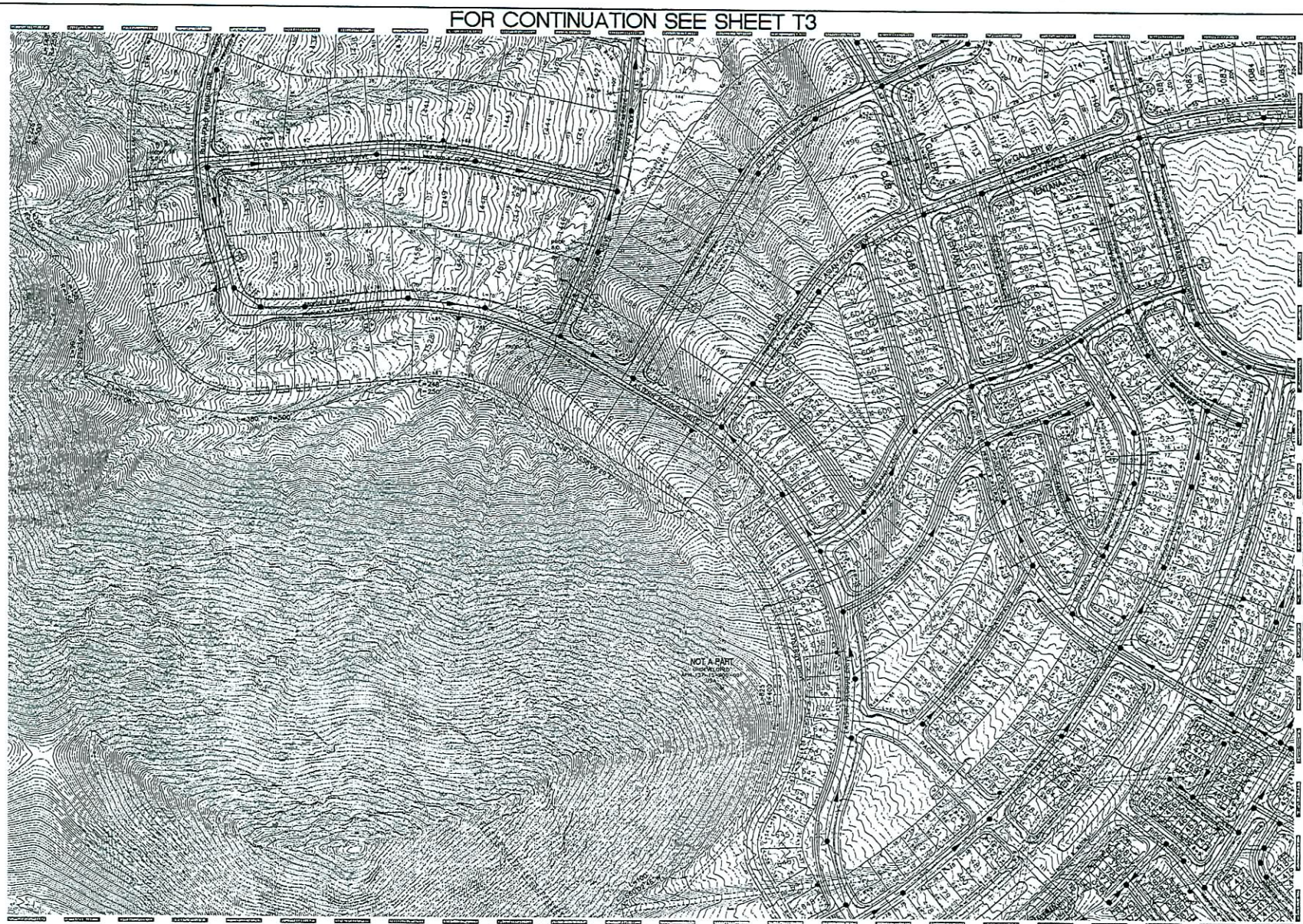

G.C. WALLACE COMPANIES
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T: 702.804.3000 F: 702.804.3296 GCWALLACE.COM

REFERENCE (VILLAGE 26)
A GREEN COMMUNITY AT SUMMERLIN
PULTE HOMES
SITE PLAN

DRAWING
T6
6 OF 12 SHTS

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07-13-06 PC

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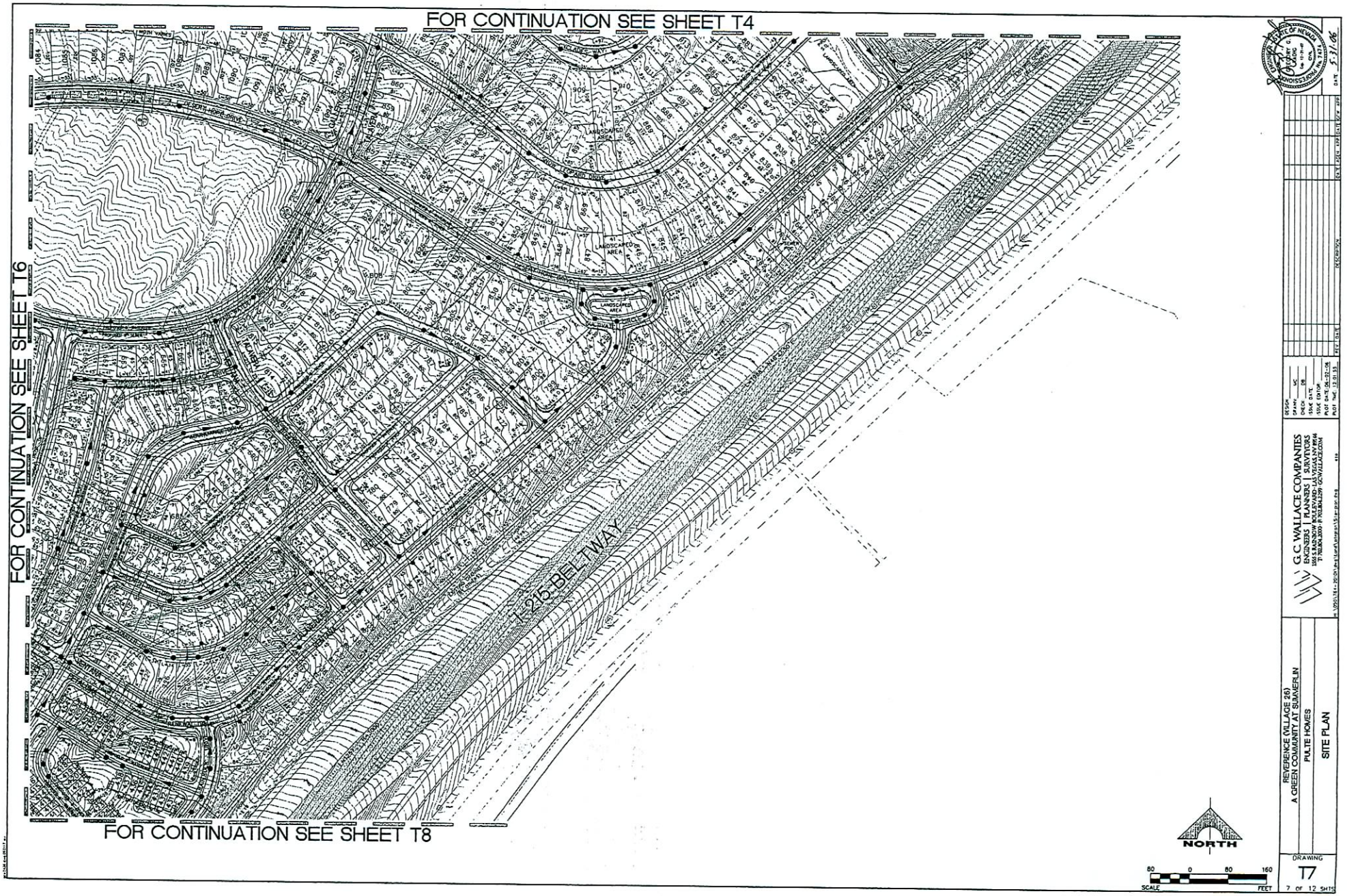
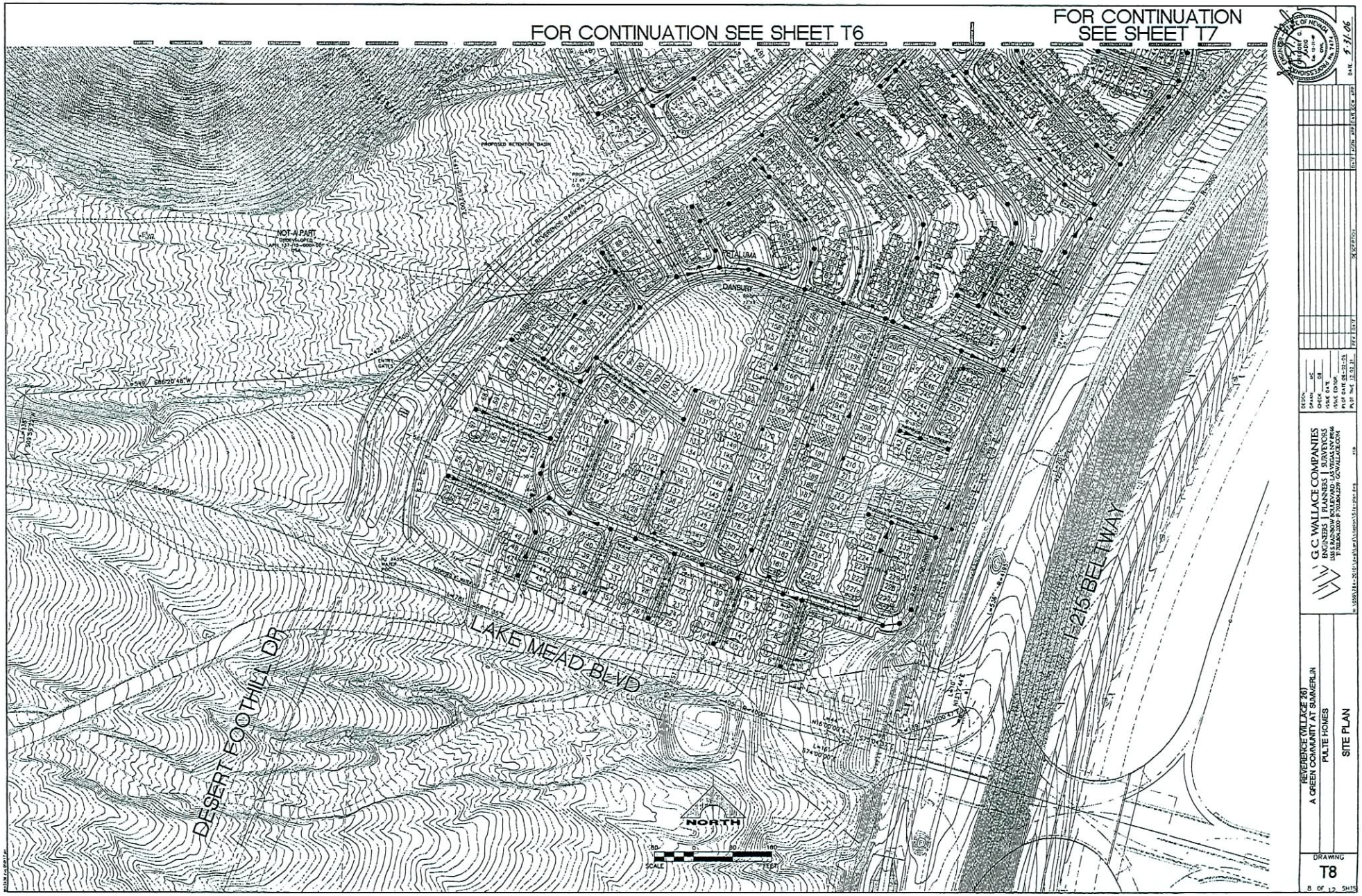
JUN 0 2 2006



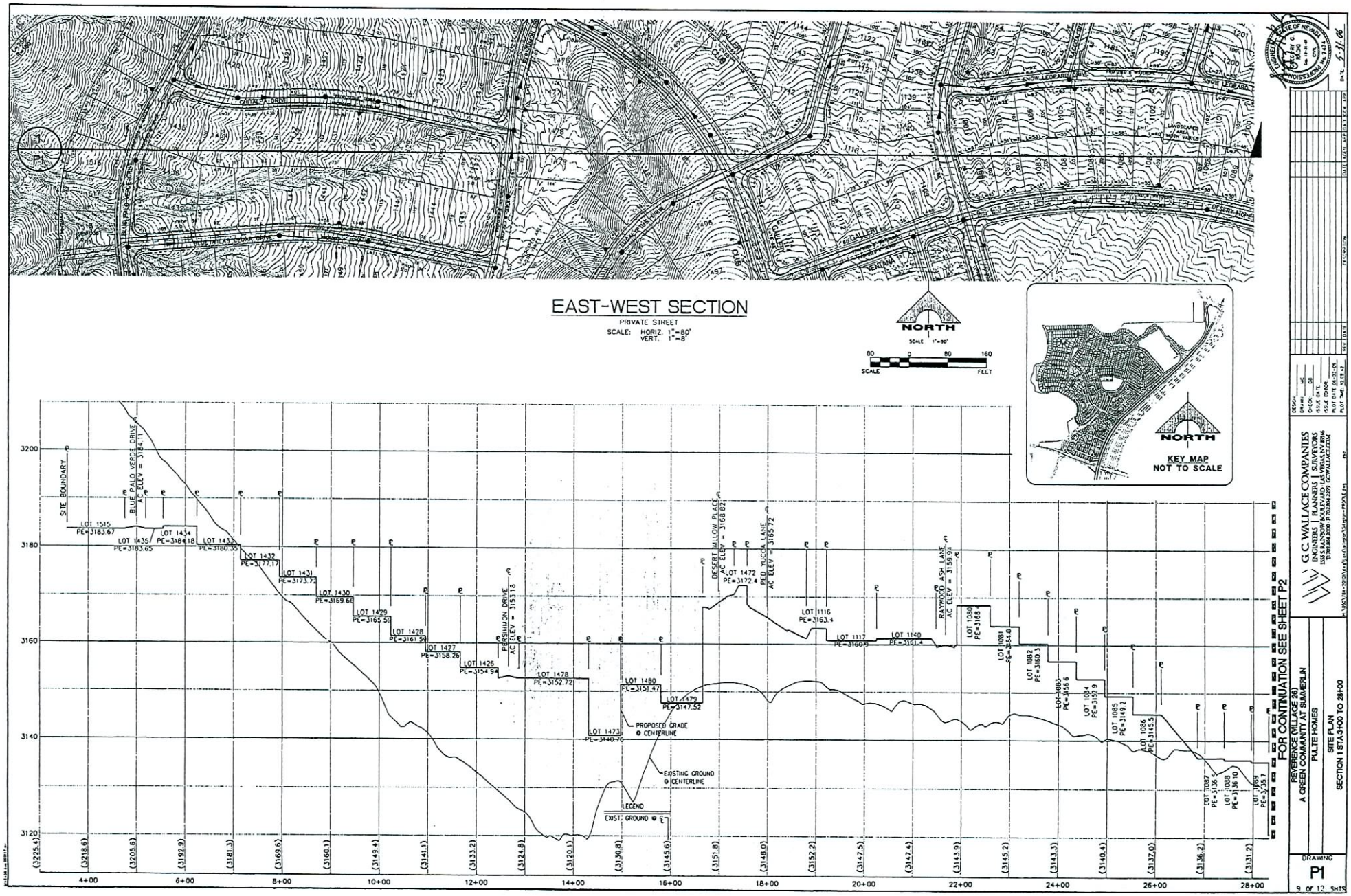
SDR-14047 WVR-14007
WVR-14008 WVR-14009
07-13-06 PC

RECEIVED
JUN 0 2 2006



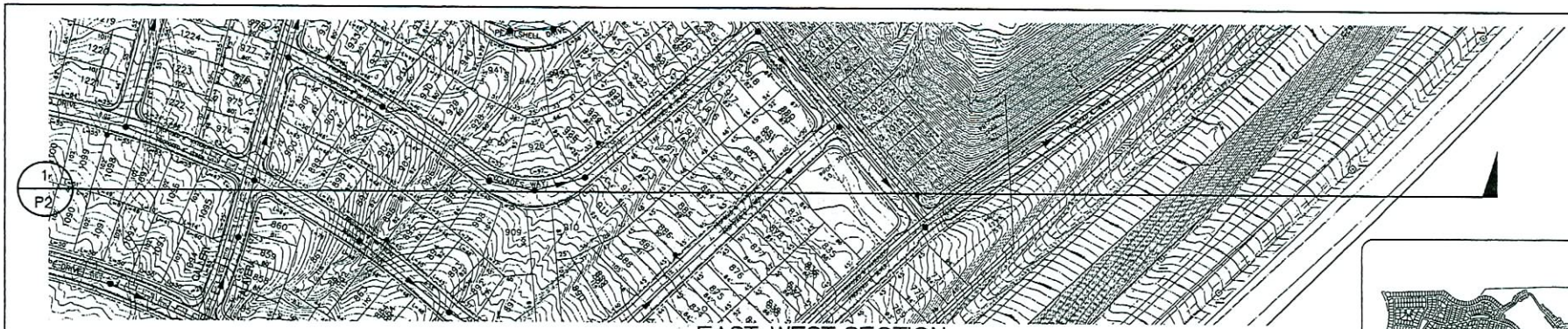
SDR-14047 WVR-14007
WVR-14008 WVR-14009
07-13-06 PC

RECEIVED
JUN 0 2 2006



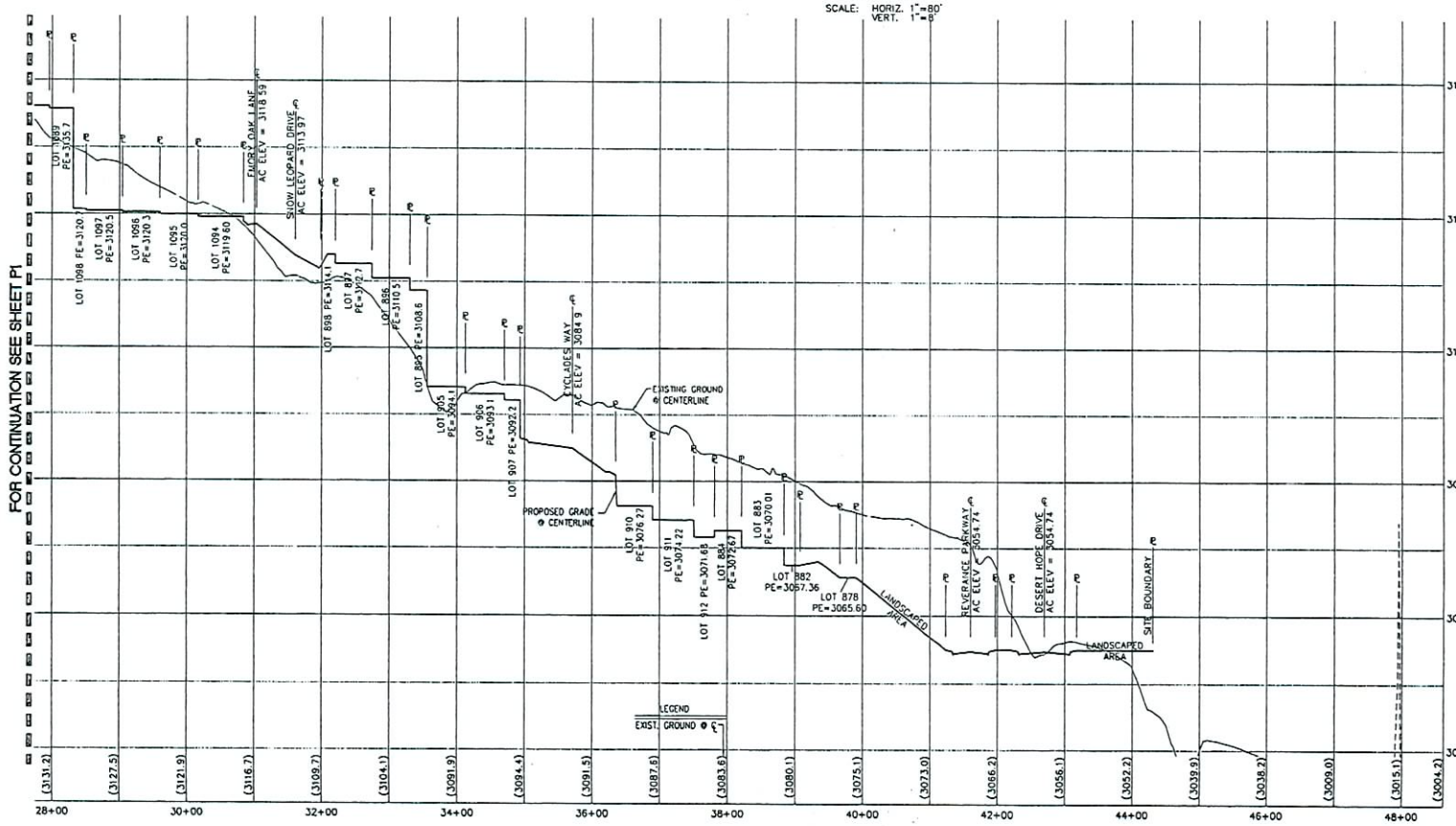
SDR-14047 WVR-14007
WVR-14008 WVR-14009
07-13-06 PC

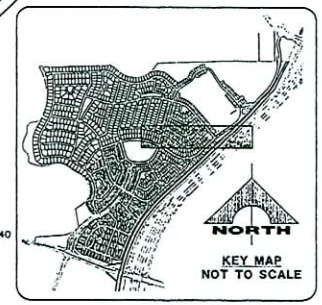
RECEIVED
JUN 0 2 2006



EAST-WEST SECTION

PRIVATE STREET
SCALE: HORIZ. 1"=80'
VERT. 1"=8'





NORTH
SCALE 1"=80'
80 0 80 160
SCALE FEET

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
4660 KENMORE AVENUE, SUITE 300
TEL 619.290.9926 FAX 619.290.1976
TEMPLE BOOK PALISADES GOVERNMENT CENTER
SAN DIEGO, CALIFORNIA

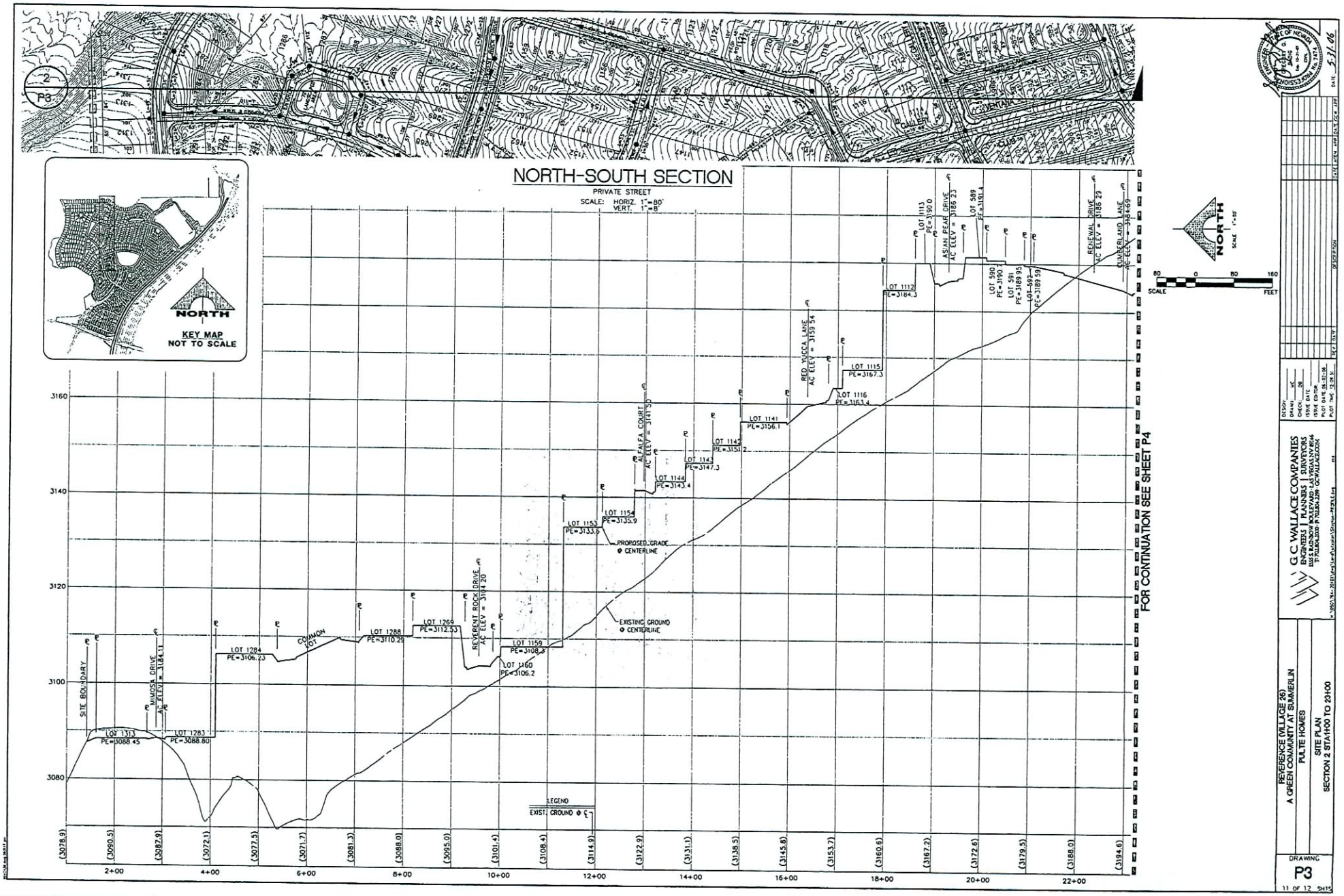
DESIGN
DRAWN
CHKD
ISSUE DATE
ISSUE EDITOR
PLOT DATE
PLOT TIME

REVERE-X-E (VILLAGE 26)
A GREEN COMMUNITY AT SUMMERLIN
PULTE HOMES
SITE PLAN
SECTION I STA: 28+00 TO 48+00

DRAWING
P2
10 OF 12 SHTS

SDR-14047 WVR-14007
WVR-14008 WVR-14009
07-13-06 PC

RECEIVED
JUN 0 2 2006



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WVR-14008 WVR-14009
07-13-06 PC

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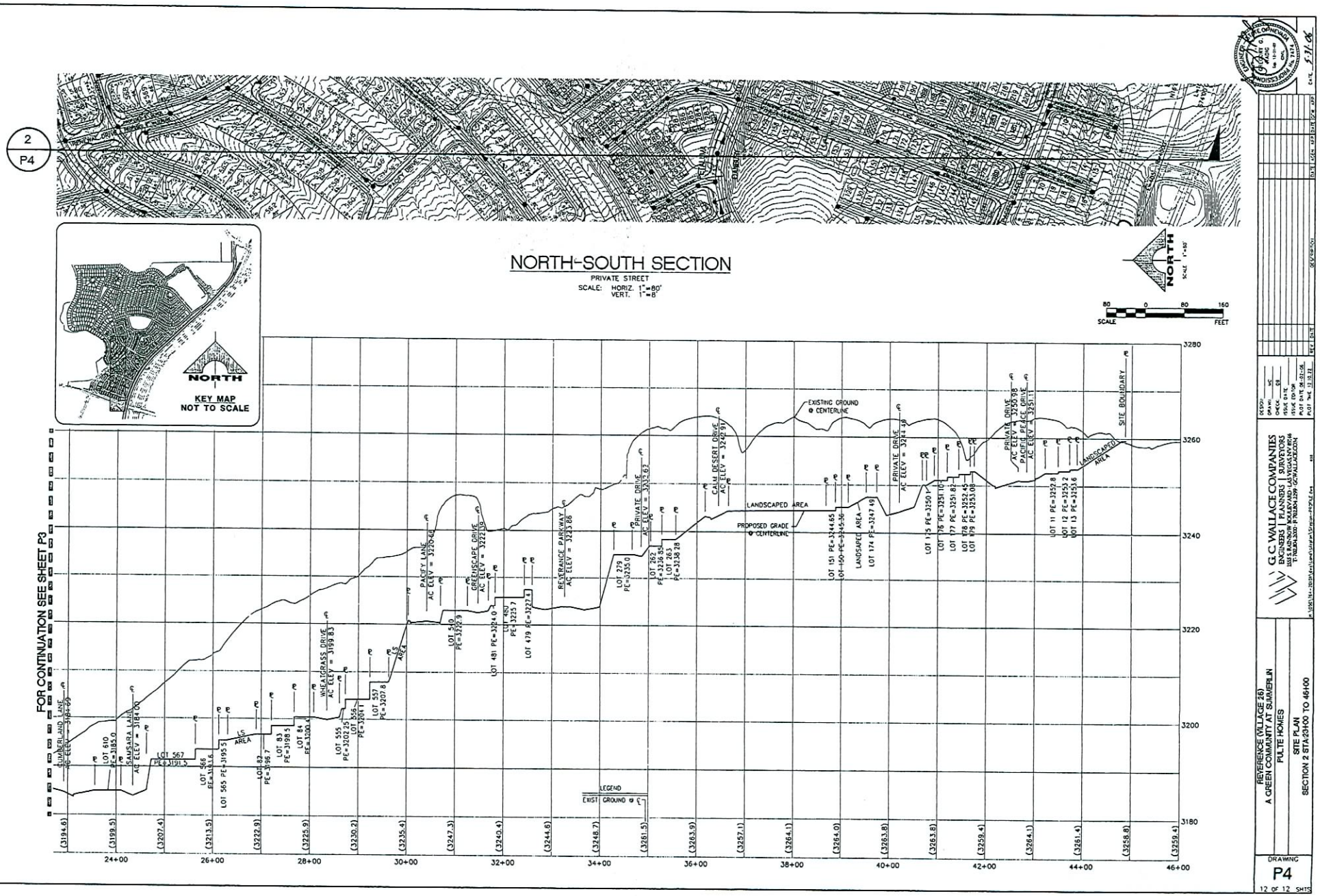

WVR-14007, WVR-14008, WVR-14009 & SDR-14047 - APPLICANT: PULTE HOMES - OWNER: HOWARD HUGHES CORPORATION
NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND I-215
JULY 13, 2006 PLANNING COMMISSION

06/27/06

WVR-14007, WVR-14008, WVR-14009 & SDR-14047 - APPLICANT: PULTE HOMES - OWNER: HOWARD HUGHES CORPORATION
NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND I-215
JULY 13, 2006 PLANNING COMMISSION

06/27/06

WVR-14007, WVR-14008, WVR-14009 & SDR-14047 - APPLICANT: PULTE HOMES - OWNER: HOWARD HUGHES CORPORATION
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JULY 13, 2006 PLANNING COMMISSION

06/27/06

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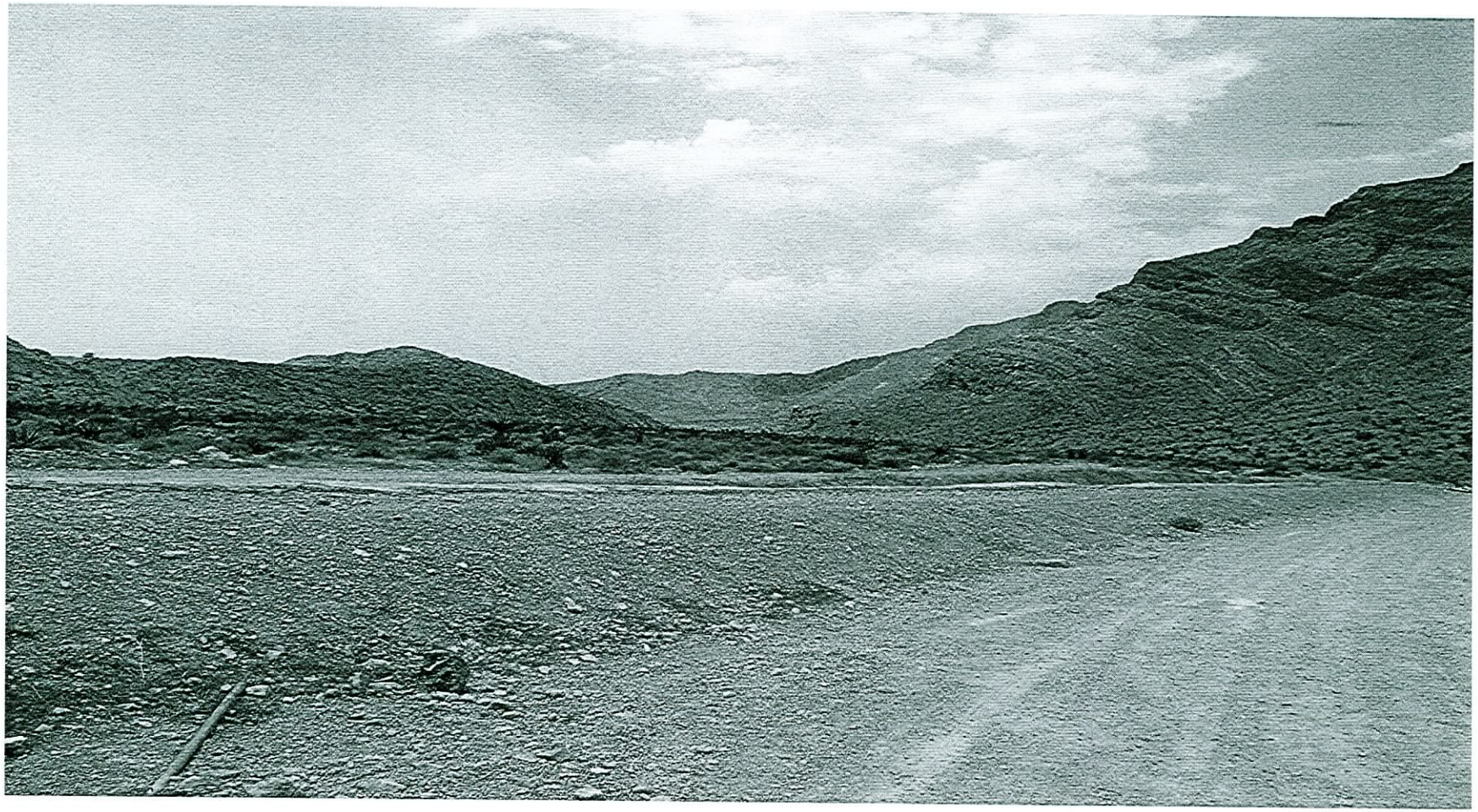
NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND I-215
JULY 13, 2006 PLANNING COMMISSION

06/27/06



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06/27/06